

**LOWER PAXTON TOWNSHIP  
VILLAGE OF LINGLESTOWN COMMITTEE**

A regular meeting of the Village of Linglestown Committee was held on Thursday, June 17, 2010, at the Linglestown Fire House Building, 5901 Linglestown Road, Harrisburg, Pennsylvania.

Members In Attendance

Eric Kessler  
Jerry Miller  
Barry Stahl

Also in Attendance

Jeff Case, Arora and Associates  
George Wolfe, Lower Paxton Twp. Township Manager  
William C. Seeds, Sr., Board of Supervisors, LPT  
Watson Fisher, SWAN  
Jim Clancy, Linglestown Merchants Assn.  
Paul Sebasovich, Blue Ice Industries  
Zane Sebasovich, Blue Ice Industries  
Patrick Navagato

**Call to Order**

Mr. Kessler called the meeting to order at 7:02 p.m.

**Pledge of Allegiance**

Mr. Kessler led in the recitation of the Pledge of Allegiance to the Flag.

**Approval of Minutes**

Mr. Kessler questioned if anyone has corrections or comments regarding the May 20, 2010 Committee meeting minutes. Mr. Jerry Miller made a motion to approve the minutes. Pastor Stahl seconded the motion, and the minutes were unanimously approved.

**Public Comment**

No public comments were presented.

**Committee Member Comments**

No Committee Members comments were presented.

**Presentation by Blue Ice Industries**

Mr. Kessler explained that Paul and Zane Sebasovich are present to make a presentation on services they would like to offer to the Village of Linglestown.

Mr. Paul Sebasovich noted that he and his son Zane co-own Blue Ice Industries where they market new concepts. He noted that they are cultivators of a creative economy, and their last project was located in Hamilton, New Jersey. He noted that they developed their Main Street Program to create a sustainable and creative economic plan for the town. He explained that he would like to do that for the Village of Linglestown.

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Mr. Sebasovich noted that he has live in the Harrisburg area for 24 years and is a member of the Lower Paxton Township Shade Tree Commission. He noted that the Commission helped to revamp the species of trees to be used for this project.

Mr. Sebasovich noted that Blue Ice Industries looks for towns that would fit their criteria for their services. He noted that he spoke with Mr. Wolfe and Representative Ron Marsico, and they suggested that he should bring his information to the Village of Linglestown Committee and the Linglestown Merchants Association (LMA). Mr. Kessler noted that Mr. Clancy is the LMA representative attending the meeting.

Mr. Sebasovich noted that he would like to make Linglestown Square a fun and functional destination for people. Mr. Kessler explained that the Village of Linglestown Committee has been in existence for more than ten years and the main focus of work has been accomplished. He noted that he was told that Mr. Sebasovich would be willing to submit a proposal for the Committee to review. He noted that the Action Plan for the Village of Linglestown sums up where the Committee is headed, noting that when the physical project is completed, the LMA will work to develop the economic phase of the Village project. He suggested that once the project is completed the Village of Linglestown Committee's purpose may be done. He noted that the LMA has a higher stake in the economic viability of the Village than the Committee for obvious reasons. He noted that once he receives a proposal from Mr. Sebasovich he would share that with the Committee and the LMA.

Mr. Zane Sebasovich noted that he would provide a proposal based upon what they did in Hamilton New Jersey. Mr. Kessler noted that funding is an issue that would have to be addressed as the Committee has no funds, and the Township and merchants do not have funding for this type of project. He noted that any work would have to be funded by private or federal funding. Mr. Sebasovich explained that the New Jersey project was funded with a Neighborhood Preservation Program Grant and a couple Main Street grants that do not exist in New Jersey anymore.

Mr. Paul Sebasovich noted that his firm is a business member of the Pennsylvania Downtown Center and that organization has completed over 160 Main Streets across the State. Mr. Zane Sebasovich noted that there are many resources to be had. He noted that he would like to create a "Mayberry" affect for the Village, noting that they have become some of the many destinations that people are visiting these days. He noted that people visit these places because they are known for a singular purpose. He noted that New Hope is known for their arts and crafts, West Chester is know for its night life, and Reading is know for its shops. He explained that he helped to create a single-focus image for Hamilton New Jersey in educational arts. He explained that he stayed at that location for six months and during that time he made contact with two different higher education facilities and both will start satellite programs at that location this fall. He noted that their vacant store fronts are now heavily shopped.

Mr. Kessler noted that Linglestown is quaint, slow-paced, and quiet, with little action. He noted when you become very successful then you are not as quiet and quaint as you used to be. Mr. Zane noted that his plan draws the most profitable people to the area, noting that he would conduct a 50-mile data market research to find the right fit for the Village.

Mr. Paul Sebasovich noted that he had a one-page handout to provide to those present and would forward a proposal to the Committee.

## **Project Update**

Leon Wintermyer – Contractor  
Jeff Case, Arora and Associates – Design Engineer

Mr. Case explained that Sharen Brown from Leon Wintermyer could not be present at the meeting and emailed to him the updated schedule for the next two weeks.

Mr. Case noted that Mountain Road is open both ways to the Square and the local detour was put in place at the beginning of the week. He noted that the changeable message signs leading into the Village from Linglestown and Mountain Roads have been changed to indicate that the businesses are open and there is a local detour.

Mr. Case noted that Ms. Brown emailed him the following information. He noted that Leon Wintermyer will be finishing the storm sewer work, installing pipes and inlets along the curb line and will start final grading next week. He noted that the humps that provide access to the driveways in the front will be removed in order to roll the dirt, and once it is tested, the stone sub-base would be added to the bottom of the roadway course. He noted once the stone is placed, the driveway accesses will be restored. He explained that it will take from one or two days to do this work and they will start from the west end of the Village and work towards the east. He noted once this work is done, the curb work will start roughly after a week and a half. He noted that the curb crew will start their work once the sub base crew gets to a certain point. Mr. Kessler questioned if there were any issues with curb cuts. Mr. Case answered that all the issues that he is aware of have been resolved. Mr. Seeds questioned about the businesses and access for their clients. Mr. Case explained that there is no way to build a road in front of a business and provide access to the business at the same time. He noted that the inconvenience for the front access would only be for a day or two.

Mr. Kessler questioned if Mr. Seeds' neighbor had any issues. Mr. Case answered that her application was approved today. Mr. Seeds questioned if the contractor would install curbing from both ends of the Village. Mr. Case answered that Ms. Brown did not tell him that. Mr. Kessler suggested that they will bring in one curb crew and do continuous work on the curb. Mr. Case noted that Ms. Brown did not state how many crews would be working, but they would be starting at the west end and move east. Mr. Wolfe questioned if they would slip form the curb. Mr. Case answered that he imagined that they would.

## Raspberry Alley Update

Mr. Seeds noted that the signs that stated that Raspberry Alley East was closed for two weeks due to sewer work were removed from Raspberry Alley. Mr. Wolfe explained that they would be putting up new signs this week. Mr. Seeds noted that the sewer work in the alley may cause some problems. Mr. Wolfe explained that Ronca would be done with the main line by the time Wintermyer reaches that end of the Village. Mr. Kessler noted that the biggest concern is the communication between the contractor and the businesses owners, making notification of when they will be losing access to their business. Mr. Case noted that Ms. Brown forwarded the email and schedule to Ms. Robenolt in order for her to notify the merchants. Mr. Wolfe requested a copy of the schedule and noted that he would post it on the Township web site. Mr. Clancy noted that Ms. Robenolt received the email and forwarded it to the merchants as he had a copy of it in front of him. He noted that the

electronic message board stated that Raspberry Alley East would be closed for two weeks for the sewer work. Mr. Wolfe explained that Raspberry Alley would not be closed, noting that an over-aggressive sign person posted the sign. He explained that the contractor was concerned that as they move closer to the park area, it would not be safe for the motorists to use and they thought it would be good to tell them not to drive the alley since it receives a lot of traffic. He noted that the signs will be changed to state there will be construction for a two-week period. Mr. Clancy noted that he understands the necessity of closing the front access to the businesses for the road work, but he wanted to be assured that the alley access would be available. Mr. Wolfe noted that the alley work will progress in the same fashion as it has, and the alley will not be physically closed unless a piece of equipment is blocking it. He noted that the contractor should be done with the main line work in two weeks. He noted if the curb work starts from the west, the sewer work will be completed by the time they start to work on the sub base in that area. Mr. Seeds noted that many people drive through the grass in the park in the area of his home to get around in the alley.

Mr. Clancy questioned, as the closure to the front of the businesses for the south side of the road occurs, would notices be provided to the businesses, such as hang tags, to allow them to know when the impact would occur in front of their businesses, or should the businesses owners just plan to notify their customers that they will be losing access for a short time in front of their businesses. Mr. Case suggested that the email from Ms. Brown was to serve as the official notice to the business owners. Mr. Miller questioned who the email would go to since not all the businesses are members of the Merchants Association. Mr. Wolfe noted that the contractor and Township would continue to communicate with the Merchants Association because they communicated with them, but unless a business communicates with the contractor or the Township, they would not know who to notify. He noted since construction started, Lio's Pizza, Hoover's Funeral Home, and Access Insurance have communicated with the Township. He noted if they do not contact the Township to ask for information, the Township does not know who to talk to. Mr. Case noted that the schedule is posted on the Township web site. Mr. Wolfe noted that once the business owners saw the signs showing up he received more phone calls asking for additional signage. He noted that the Township will continue to post the directional signs, and if any business owners know of anyone who wants a sign, they should contact him at the Township, noting that he asks them to email him with the correct spelling for the business name.

Mr. Seeds noted at the end of Blackberry Alley near Mountain Road there is a sign listing some of the businesses, and he noted that Mr. Clancy's business is not listed and neither is St. Thomas Restaurant. Mr. Clancy noted that he made a request on behalf of his wife's business and Abraham Diaaldin's as well. Mr. Wolfe explained that it takes three to five days to make the signs and then they must be installed by the Public Works Department. Mr. Clancy noted that there is no regular street sign for Blackberry Lane, and questioned why that is. Mr. Wolfe answered that he would have to look into that. Mr. Kessler suggested that it is Blackberry Alley. Mr. Miller noted that it is Blackberry Lane. Mr. Kessler noted on his deed it states that it is Blackberry Alley. Mr. Wolfe noted that he will get a sign up. He noted that he will communicate the construction schedule to the Merchants Association and it should go much smoother than it has in the past. Mr. Seeds noted that everything has greatly improved since the signs were put up and the construction sign message changed.

Mr. Wolfe noted that opening up Mountain Road, creating a new local detour, and changing the message board signs, were a huge improvement and all of this is due to Mr. Case's swift work with PENNDOT and the contractor. He thanked Mr. Case for his quick work on these issues.

Mr. Kessler questioned if when the construction switches directions, will everyone will be better prepared and not have to go through the same hoops again. Mr. Wolfe noted that he hopes to take everything that they learned and use it for the other side of the road construction. Mr. Case noted that, as per the information from the Representative Marsico meeting, they will have a meeting with all the businesses and come up with a plan for signage.

Mr. Navagato questioned when the construction switch would occur. Mr. Case answered that Ms. Brown told him it would be in the beginning of August as long as the weather holds out. Mr. Navagato questioned if the north side of the road would be completed this year. Mr. Case answered that the contractor plans to have the north side of the road done by October, which will allow for two-way traffic during the winter months. Mr. Wolfe questioned if that would include the roundabout in the Square. Mr. Case noted that they may not be able to finish the main roundabout since they will not have done any work on Mountain Road. He noted that they want to get the Route 39 road work completed before the winter. He noted that the entire schedule is weather dependent and as it is an old town, no one knows what they will find as they dig out the old roadway and pipes. He noted that nothing has been found yet to slow down the project.

Mr. Jerry Miller questioned if the Township plans to do anything with Blackberry Alley. Mr. Wolfe answered that he hopes to pave all three sections of the alleys at the same time, to include Blackberry Alley West, Raspberry Alley West, and Raspberry Alley East. He noted that the Township is working on securing the legal right of ownership for Raspberry East at this time. He noted that the Township has accepted Raspberry Alley West, but it needs to complete two acquisitions for two properties for the widening of Raspberry Alley West. He noted that he would like to be able to pave the alleys by the end of July. Mr. Miller noted that there are some large potholes in Blackberry Alley. Mr. Wolfe noted that the Township is aware of that and they will try to take care of them next week. Mr. Kessler questioned if Blackberry Alley East would be paved. Mr. Wolfe noted that it was not part of the plan. Mr. Kessler noted that three homeowners flagged him down and asked him if the alley would be paved and he told them that he did not think that it would be paved, and that they would be better off if it was not paved as paving would encourage more people to use the alley. He noted if there is no plan to pave the alley, the residents requested the Township to fill in the pot holes on that side as well. Mr. Wolfe noted that he is aware of that and they will be repaired at the same time.

### **Linglestown Merchants Association (LMA)**

Mr. Jim Clancy noted that he was seeking clarification on Raspberry Alley East. He noted that the merchants appreciate the local detour. He noted that it happened very quickly and the merchants appreciate all the work Mr. Case has done. He noted that they have a few suggestions that might help the traffic movement a little more. He noted that he has exchanged further emails with Mr. Case, noting that they have a concern that several signs leading from Susquehanna Township into the local detour don't inform drivers of the local detour. He noted that he does not know if anything can be done about that due to sign regulations. Mr. Kessler noted that the electronic sign coming from Susquehanna Township states that the businesses are open. Mr. Case noted that there are two signs that state that. Mr. Clancy noted that he has received many emails from merchant members that things are confusing and that there are so many signs. He noted that he is trying to sort all this out and he would discuss this with Mr. Case and Mr. Wolfe once he does. He noted that he will continue to communicate with the Township what the LMA wants in regards to the local business signs that will be a part of the local detour.

Mr. Clancy noted that the local detour takes vehicles from Colonial Club Drive to Lockwillow Avenue to North Mountain Road, but on Mountain Road it directs drivers to go east on Blue Ridge Avenue but does not have any local business signs at that location to notify drivers that the businesses can be accessed by Mountain Road. He noted that he is working on plotting it out to provide the information to the Township in a clearer way and to ensure that it makes sense. He noted that he continues to have every expectation that Mr. Case, Mr. Wolfe, and Ms. Brown will continue to work with the merchants to make sure they can keep moving forward.

Mr. Clancy noted during previous meetings there was discussion about using yard signs for the businesses. He displayed the final proof of a yard sign that read, "We are Open/Linglestown Businesses/ for directions go to Linglestownsquare.com." He noted that First Impressions found that with only a dozen signs and moving them around on a regular basis it brought a lot of business to them. He noted that the LMA is in the process of printing many of these signs and they will put them around at different locations. He noted that he will speak to Mr. Wolfe about allowing the signs to be posted and not be a part of the regular clean up of signage. He noted that it will be an additional way to let people know that they can access the businesses in the Village. He explained that the signs will be printed tomorrow. Mr. Kessler questioned if they will be double sided. Mr. Clancy answered that they will be double faced, and look very much like the political signs. He noted that they will try to provide a map to the Township so it knows where they are placed.

### **Adjournment**

Mr. Miller made a motion to adjourn the meeting. Pastor Stahl seconded the motion, and the meeting adjourned at 7:35 p.m.

The next meeting will be held July 15, 2010.

Respectfully submitted,

Maureen Heberle  
Recording Secretary